



Vickers Lane, HARTLEPOOL, TS25 2DN

welcome to

Vickers Lane, HARTLEPOOL

This well-presented three-bedroom, three-storey mid-terrace home is situated on a modern residential development and is ideally suited to first-time buyers, young professionals, or anyone seeking a property that is ready to move straight into.

Entrance Lobby

Composite door to front, radiator.

Downstairs Wc

Low level low flush WC, radiator, pedestal wash hand basin with splashback tiling.

Lounge

Window to front, radiator, storage cupboard, solid oak flooring.

Kitchen/Diner

Range of wall and base units with complimentary working surfaces, incorporating 1 1/2 stainless steel sink and drainer unit with mixer tap, built in oven and hob with hood over, recess and plumbing for washing machine, spotlights, window to rear, french doors to rear, radiator, cupboard housing boiler.

Inner Lobby

Staircase to first floor, access to guest WC.

First Floor Landing

Radiator.

Bedroom 2

Dual aspect window to front, radiator.

Bedroom 3

Window to rear, radiator.

Bathroom

Three piece suite, panel bath, wash hand basin, low level low flush WC, splashback tiling, radiator.

Second Floor Landing

Storage cupboard.

Bedroom 1

Dorma window to front, radiator, access to roof void.

En-Suite

Shower cubicle, pedestal wash hand basin, low level low flush WC, radiator, skylight window to rear.



Front Garden

Driveway for 2 cars.

Rear Garden

Landscaped with a combination of artificial lawn, paved, decked area.



view this property online mannersandharrison.co.uk/Property/HAR119044



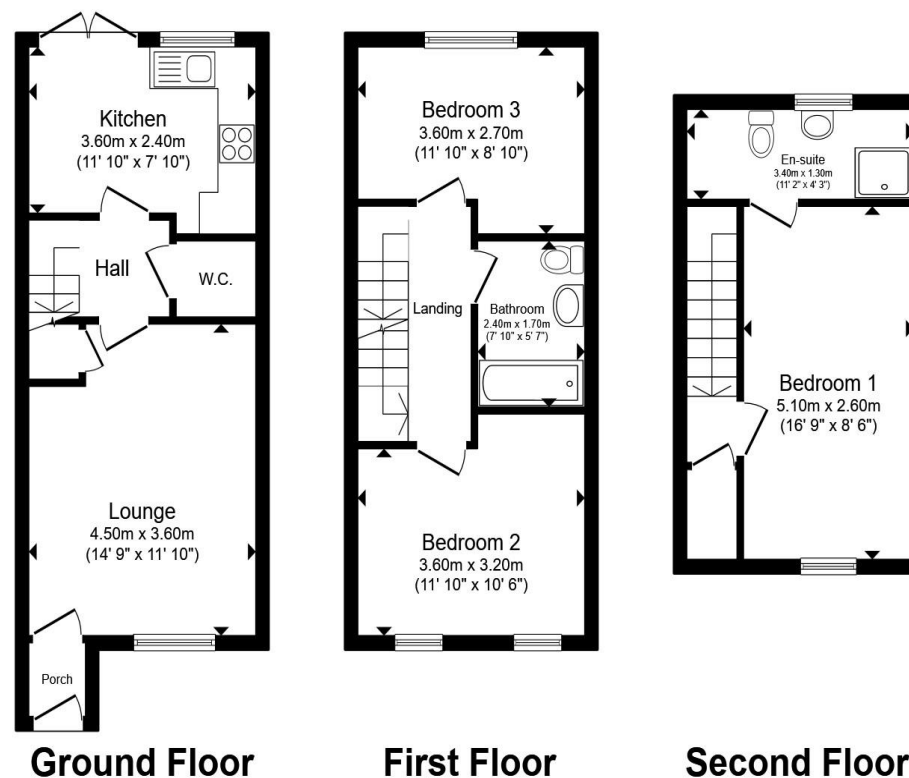
welcome to

Vickers Lane, HARTLEPOOL

- SPACIOUS OVER THREE FLOORS
- GUEST WC
- OFF ROAD PARKING FOR 2 CARS
- ENCLOSED REAR GARDEN
- MASTER BED WITH EN SUITE

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£145,000



Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/HAR119044



Property Ref:
HAR119044 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk